


महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६
कलम ३७(१अ) अन्वये नोटीस.
सिडको (नवी मुंबई) च्या मंजूर विकास नियंत्रण
नियमावलीतील प्रस्तावित फेरबदल.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन निर्णय क्रमांक: टिपीबी-४३०८/४३८७/प्र.क्र.३८२/०८/नवि-११
मंत्रालय, मुंबई : ४०० ०३२, दिनांक : २० जानेवारी, २००९.

शासन निर्णय:- सोबतची नोटीस राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात
यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(अभिराम गिरकर)
अवर सचिव, महाराष्ट्र शासन.

प्रति,

व्यवस्थापकीय संचालक, सिडको, निर्मल, नरिमन पॉइन्ट, मुंबई.

आयुक्त, नवी मुंबई महानगरपालिका, नवी मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

उप सचिव, नगर रचना, मंत्रालय, मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची नोटीस महाराष्ट्र शासनाचे साधारण राजपत्रात
भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११),
मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई यांना
पाठविण्यात याव्यात.)

कक्षा अधिकारी (संगणक कक्षा) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची नोटीस विभागाच्या वेबसाईटवर प्रदर्शित
करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनसूची (नवि-११).

**Maharashtra Regional and Town
Planning Act.**

- Notice under section 37 (1AA) of the said Act.
- Proposed modification to Regulation 38.1BB of DCR for Navi Mumbai.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated 20th January, 2009.

NOTICE

No. TPB 4308/4387/CR-382/2008/UD-11:

Whereas the Government of Maharashtra, in Urban Development Department has sanctioned the Development Control Regulations for Navi Mumbai Municipal Corporation (hereinafter referred to as "the said Regulations") vide Notification No. TPB 4306/564/CR-55/06/UD-11 dated 12/12/07 and 21/7/08 under section 37 of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas, the Regulation 38.1BB of the said Regulations provides additional FSI for buildings of Starred Category Residential Hotels in any zone other than RPZ Wood Land Corridor, Marshalling Yard and Recreational Ground;

And whereas, Govt. has received representation from the associations regarding that due to increase in the offices, commercial spaces for IT and Financial sector companies there is acute shortage of hotel rooms in the Navi Mumbai. The future demand is likely to grow on account of increased demand generated due to Mumbai being promoted as an International Financial Centre. In order to increase the hotel rooms in Navi Mumbai there is necessity of increasing FSI for the Starred Category Hotels.

And whereas, the said modification is of public interest, Govt. finds it necessary to modify the Regulation of the said regulation by permitting additional FSI to Starred Category Hotels (hereinafter referred to as "the said modification").

Now, therefore, in exercise of the powers conferred under sub-section (1AA) of section 37, Govt. is pleased to issue the notice for inviting suggestions/objections from public.

The Government is further pleased to inform that any objections/suggestions upon the said proposed modification be forwarded within 30 days from the date of publication of this notice in the official gazette to the Deputy Director of Town Planning, Konkan Division, 3rd floor, Konkan Bhavan, Belapur, Navi Mumbai who is being appointed as an 'officer' under section 162 of the said Act. The said officer shall submit his report to Government after scrutinising the suggestions and objections over the proposed modification, say of Navi Mumbai Municipal Corporation (hereinafter referred to as "the said Corporation") and after granting hearing to the concerned persons including the said Corporation.

PROPOSED MODIFICATION

Regulation 38.1BB of the said Regulation is to be deleted and following new provision shall be inserted.

38.1BB - Starred Category Residential Hotels in any zone other than RPZ, Woodland Corridor, Marshalling Yard & Recreation Ground - FSI = 1.5.

With the previous approval of the Government and subject to payment of premium fixed by the Government and paid (out of which 50% shall be payable to the Municipal Corporation) and subject to such other terms and conditions it may specify, the floor space index may be permitted to be exceeded in the case of buildings of all starred category residential hotels in independent plots and under one establishment as approved by the Department of Tourism, upto total FSI of 3.50 and subject to following conditions:

Conditions:-

- (1) The additional FSI for residential starred categories hotels shall be permitted after considering the study of infrastructural facilities by the Corporation and due approval of Committee consisting under the Chairmanship of Municipal Commissioner, representative of Mumbai Metropolitan Region Development Authority, the representative of Police Commissioner (Traffic) and the representative of Tourism Department.
- (2) No condonation in parking and other requirements as in these Regulations shall be allowed in case of grant of such additional floor space index.
- (3) 5% of total rooms shall be reserved for total 30 days in a year for Govt. at free of cost & it may be monitored by the Maharashtra Tourism Development Corporation and Protocol Department.
- (4) Premium shall be recovered at the rate of 25% of Ready Reckoner for first 100% additional FSI and 50% of Ready Reckoner for remaining additional FSI.

By order and in the name of Governor of Maharashtra,


(Abhiraj Girkar)

Under Secretary to Government.